

Minutes of the
Idaho Real Estate Appraiser Board
May 17, 1999

The Idaho Real Estate Appraiser Board meeting was called to order at 9:30 a.m., Monday, May 17, 1999 at the Bureau of Occupational Licenses, Owyhee Plaza, 1109 Main Street, Suite 220, Boise, Idaho.

Roll Call: Ruby Stroschein, Chairman
 Paul Morgan, Vice Chairman
 Doyle Pugmire, Secretary
 Ed Morse, Board Member
 Gordean Briggs, Board Member

Bureau Staff: Carmen Westberg, Bureau Chief
 Roger Hales, Administrative Attorney
 Kirsten Wallace, Deputy Attorney General
 Budd Hetrick, Deputy Bureau Chief
 John Kersey, Supervising Investigator
 Dee Ann Randall, Administrative Secretary

Minutes

Moved by Ed Morse, seconded by Paul Morgan and carried that the minutes of the March 15, 1999 board meeting be approved.

USPAP Course

Ruby Stroschein attended the USPAP course sponsored by the Wyoming Real Estate Appraiser Board and presented by The Chicopee Group, Instructor Carl Dutch. Ms. Stroschein reported to the Board that the course consumed more time dwelling on the Appraiser Advocacy Coalition than it did on teaching USPAP. Ms. Stroschein had attended the course to obtain continuing education credit for meeting her USPAP requirement for renewal of her certified general license. Ms. Stroschein did not submit the course for credit, as she did not feel the course content sufficiently dealt with USPAP. Based on Ms. Stroschein's report, Mr. Dutch was notified that the Board would not approve the Chicopee Group's USPAP course for credit. Moved by Ed Morse, seconded by Gordean Briggs and carried that Ruby Stroschein be reimbursed her expenses incurred, not to exceed \$500.00, for attending the USPAP course given by The Chicopee Group.

July, 1999 Board Meeting Date

The anticipated tri-state meeting between Idaho, Wyoming and Montana board members will not be taking place on July 19, 1999. The board changed the date and location of the July board meeting to July 12, 1999, beginning at 9:00 a.m. in Coeur d'Alene, Idaho.

Roger Hales, Administrative Attorney

Mr. Hales reviewed the current status of reciprocity with the surrounding states. The Board currently has a reciprocity agreement with the state of Wyoming. Montana has sent an agreement for the Board to sign. Mr. Hales has not heard from Washington or Utah. Mr. Hales will provide the Board with an update at their July 12, 1999 board meeting.

The Board asked Mr. Hales when they could deny application for licensure. Mr. Hales stated that the Board could set a time frame in which an applicant must meet the requirements for licensure. During that time period, the applicant must be provided with all the information necessary to comply with the licensure requirements. If they cannot be met during the designated time period, application could be denied.

Carmen Westberg

Ms. Westberg reported that the current cash fund balance for the Board is \$115,477.

Ms. Westberg informed the Board that a copy of the FY2000 real estate appraiser board budget will be sent to the Chair of the Board along with a form to request additional items to be included in the FY2000 budget. The Board can review this at their July board meeting.

Newsletter

Ruby Stroschein will have the newsletter ready for publication prior to the next board meeting.

Kirsten Wallace, Deputy Attorney General

Kirsten Wallace, Deputy Attorney General, reviewed with the Board two (2) complaint files that have been closed because of jurisdictional problems.

Complaint Report

John Kersey reported that to date twelve (12) complaints have been received for 1999.

A total of thirty-seven (37) complaints were received during 1998. Thirty-one (31) remain under investigation.

Regarding 1997 complaints, fifteen (15) remain under investigation. Six (6) remain open from 1996. Three (3) anonymous complaints have been received for the Board's review. One (1) complaint has been closed since the last board meeting.

Moved by Ed Morse, seconded by Gordean Briggs, the Board authorizes John Kersey to proceed forward with the investigations of the three (3) anonymous complaints.

Application Process

Moved by Paul Morgan, seconded by Ed Morse that the following policy be in effect for terminating applications not meeting the requirement for licensure/certification: An applicant for license, certification or change in license/certification shall remain active for six (6) months after such time it will be terminated. Applications containing unacceptable experience logs, in need of additional materials, applicants lacking education hours, or rejected sample reports may result in the applicants exceeding this time limit. The board will notify each applicant of this time limit upon rejection of elements of the application. If the applicant does not correct all deficiencies within six (6) months from the application date, the application shall be terminated.

Jon Corlette

John Corlette met with the Board to discuss allowing continuing education credit for attendance at computer courses. It was the decision of the Board that their policy is to follow AQB guidelines for continuing education credit for computer courses. Continuing education courses must pertain to appraising to be given credit. Mr. Corlette is to be advised of this decision.

USPAP Course for Continuing Education Credit

Donetta Foss discussed with the Board a question that has been asked. "If a person has taken a USPAP course more than once in a five-year cycle, can the second course be used for continuing education credit?" Moved by Ed Morse, seconded by Gordean Briggs and carried if USPAP is taken for the five (5) year requirement, examination must be taken and passed; if USPAP is taken three (3) years later for update purposes, the course will qualify for continuing education credit and no examination is necessary.

Open Book Test

The Board submitted questions for the open book test to Roger Hales for his review and input. Other questions that are submitted are to be forwarded to Mr. Hales. The Board requested that Mr. Hales review the questions with them at their July 12, 1999 meeting and anticipate utilizing this exam thirty (30) days after Board approval at this meeting.

Lee and Grant Educational Courses

The Board reviewed the recommendations made by Ed Muehlbach, Chair, Education Committee, submitted by the Lee and Grant Company. The following courses were approved: Basics of Income Capitalization (15 hours); Applications of the Income Capitalization Approach (15) hours; and Applications of the Income Capitalization Approach (30) hours. The last two courses cannot receive double credit. A total of 30 hours will be approved if both courses are taken.

Promulgation of Rules for Implementation of SB1059

The Board reviewed the law changes that will be effective July 1, 1999 regarding brokers opinion and it was their decision that there is not a need for promulgation of rules dealing with this law change at this time.

Renewal Applications

Moved by Ed Morse, seconded by Paul Morgan that the Board approves the revised renewal application and authorizes the Bureau to send to all licensees and certificate holders.

Current USPAP

Moved by Gordean Briggs, seconded by Doyle Pugmire and carried that the Board has been operating under the 1999 USPAP guidelines which were effective March 1, 1999.

Applications Reviewed

The Board approved two (2) application for certification/licensure without examination and one (1) applications for examination.

The Board authorized the issuance of the following certificates/licenses to these individuals having met the educational and experience requirements and passing an examination required by the board.

Licensed Residential

Carol Bartholomew	LRA-328
Margaret Whaley	LRA-329
Vicky Jo Carey	LRA-330
Gregory Workman	LRA-331

Certified General
James Lyon
Jeffrey Lembeck

CGA-258
CGA-332

Meeting adjourned at 4:30 p.m.

<div><div><div><hr/></div><div>Ruby Stroschein, Chairman</div></div></div>	<div><div><div><hr/></div><div>Paul Morgan, Vice Chairman</div></div></div>
<div><div><div><hr/></div><div>R. Doyle Pugmire, Secretary</div></div></div>	<div><div><div><hr/></div><div>Gordean Briggs</div></div></div>
<div><div><div><hr/></div><div>Ed Morse</div></div></div>	<div><div><div><hr/></div><div>Carmen Westberg, Chief Bureau of Occupational Licenses</div></div></div>

Approved 7/12/99

Signed 9/20/99